

## Faraday Road, W10

**£620 per week** Fees May Apply

A fabulous apartment on the fourth floor of this sought after Portobello Square development with balcony and an underground parking space. This stylish property is flooded with natural light, has wooden floors, underfloor heating, a speaker system in all rooms and excellent high speed broadband. There is a great balance of accommodation which briefly comprises: entrance hall, two double bedrooms, two bathrooms (one en suite) and a large open-plan kitchen/living room. Faraday Road is within walking distance to the vibrant and eclectic range of shops and restaurants on Golborne Road and Portobello Road. Ladbroke Grove underground station is also just a short stroll away.

**2 Bedrooms | 1 Reception Room | 2 Bathrooms  
Furnished**

### Notting Hill Office

27 Kensington Park Road, London W11 2EU  
020 7221 2277

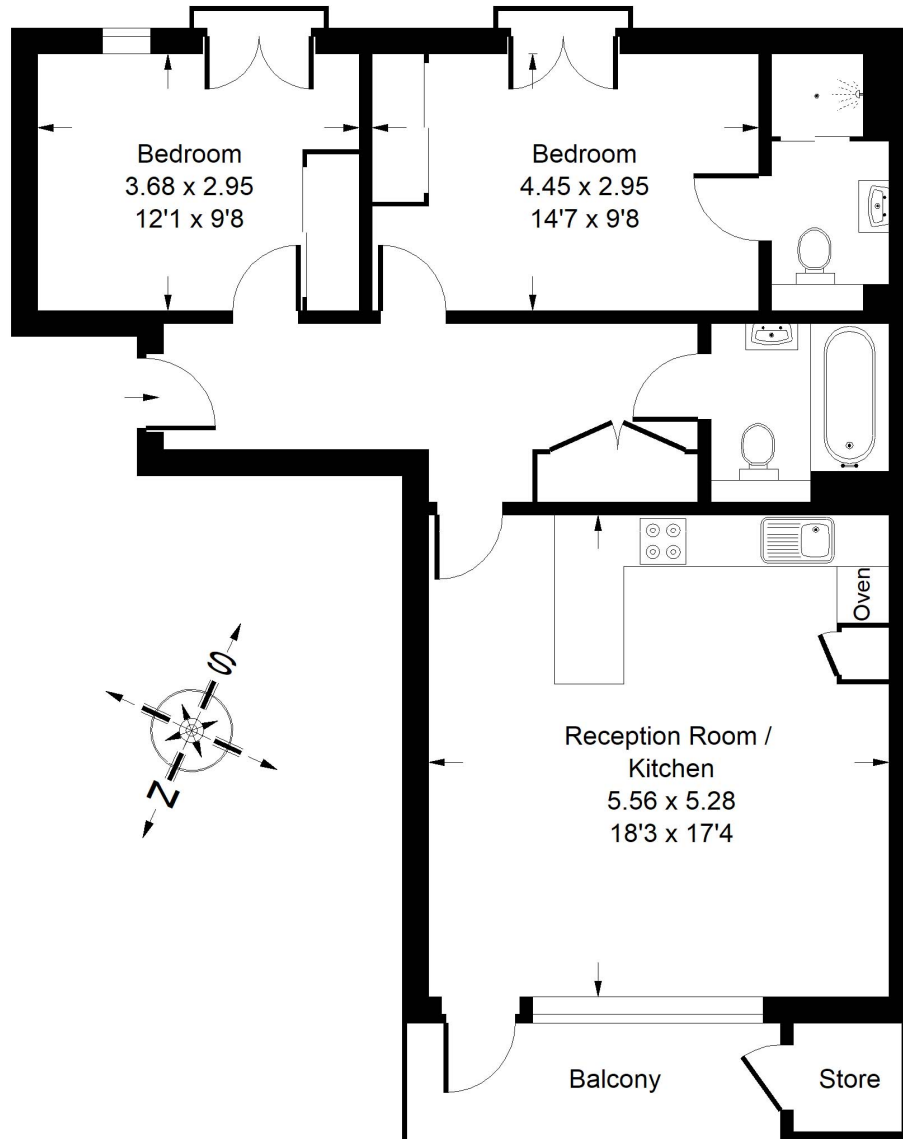
[lettings.nhg@mountgrangeheritage.co.uk](mailto:lettings.nhg@mountgrangeheritage.co.uk)

**Other offices** Kensington - North Kensington

[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Faraday Road, W10

Approx. Gross Internal Area  
76.5 sq m / 824 sq ft



## Fourth Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

# Energy Performance Certificate



Flat , Faraday Road, LONDON, W10 5PJ

**Dwelling type:** Mid-floor flat **Reference number:** 0359-3802-7478-9303-8511  
**Date of assessment:** 02 March 2017 **Type of assessment:** SAP, new dwelling  
**Date of certificate:** 02 March 2017 **Total floor area:** 75 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient

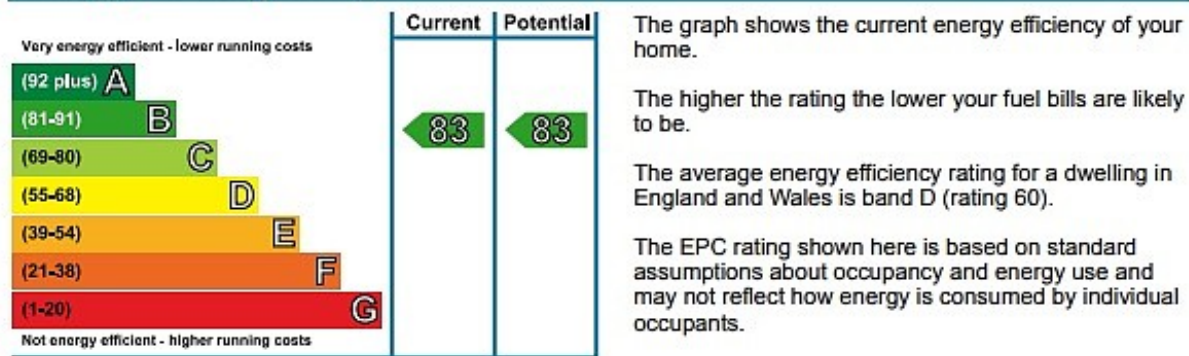
**Estimated energy costs of dwelling for 3 years: £ 978**

**Estimated energy costs of this home**

|               | Current costs      | Potential costs    | Potential future savings |
|---------------|--------------------|--------------------|--------------------------|
| Lighting      | £ 153 over 3 years | £ 153 over 3 years | Not applicable           |
| Heating       | £ 600 over 3 years | £ 600 over 3 years |                          |
| Hot Water     | £ 225 over 3 years | £ 225 over 3 years |                          |
| <b>Totals</b> | <b>£ 978</b>       | <b>£ 978</b>       |                          |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**



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